



**MINUTES
SCOTTSDALE PLANNING COMMISSION
KIVA – CITY HALL
3939 N. DRINKWATER BOULEVARD
MAY 12, 2004**

PRESENT: David Gulino, Chairman
David Barnett, Commissioner
James Heitel, Commissioner
Eric Hess, Commissioner
Jeffery Schwartz, Commissioner
Steven Steinke, Commissioner

ABSENT: Steve Steinberg, Vice Chairman

STAFF: Pat Boomsma
Tim Curtis
Suzanne Colver
Don Meserve
Kurt Jones

CALL TO ORDER

The regular meeting of the Scottsdale Planning Commission was called to order by Chairman Gulino at 5:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

MINUTES APPROVAL

April 28, 2004

APPROVED

COMMISSIONER STEINKE MADE A MOTION TO APPROVE THE APRIL 28, 2004 MINUTES AS PRESENTED. SECOND BY COMMISSIONER HEITEL.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

CHAIRMAN GULINO reported that it was determined during study session that all four cases would be placed on the expedited agenda. He further reported that he had received several citizen comment cards and that these people would be allowed to speak and if any issues are raised or if there needs to be further discussion those cases would be pulled from the expedited agenda and placed on the regular agenda.

EXPEDITED AGENDA

6-AB-2004 (Clinton Street Right-of-Way Abandonment) request by A Team P A Inc, applicant, Richard Ames & Palmer/Hart Building Group, owner, to abandon the right-of-way for Clinton Street, east of 85th Place.

9-UP-2004 (BMW Motorcycles of Scottsdale) request by John Reddell Architects Inc, applicant, Northsight Village III LLC, owner, for a conditional use permit for automobile (motorcycle) sales and repair on a 2.98 +/- acre parcel located at 14870 N Northsight Blvd Suites 100, 101 & 102 with Highway Commercial District (C-3) zoning.

105-ZN-19844#2 (Rancho Reata) request by Biskind, Hunt & Taylor, applicant, Cookshack LLC, owner, to amend zoning stipulations/site plan to case 105-Z-1984 on a 25 +/- acre parcel located at 26725 N Alma School Parkway (northeast corner of Alma School and Jomax Roads) with Planned Commercial Center, Environmentally Sensitive Lands, Hillside District (PCC ESL HD) zoning.

(CHAIRMAN GULINO OPENED PUBLIC TESTIMONY.)

VERA WEINHOLD, 26738 N. 114th Way, stated that she lives east of the proposed plan. She further stated she was concerned about high density and the access change on Jomax. She remarked that she was concerned about the three distinct architectural styles planned for this development.

SCOTT KUSY, 7700 E. Gainey Ranch Road, applicant, stated he is one of the owners of Rancho Reata. He explained that they did extensive neighborhood outreach but the neighborhood group that is about three quarters of a mile away was not in that circle of contact so he thought that is why there are some outstanding questions that were not answered. He presented information on the density of the project noting that it is based on the original 1984 zoning. He discussed the architectural styles noting they would go through the Development Review process. He remarked regarding the access points they have worked

with the City of Scottsdale on the Alma School and Jomax improvements and the City has reduced access points on the property. He further remarked that it is up to the city regarding whether Jomax would have a traffic signal.

LYNNE SCZRUBA, 11454 E. Four Peaks Road, representing Desert Summit HOA, inquired about the access on Parcel A noting that according to the handout she did not see one. Mr. Kusy replied that access to Parcel A would be a curb cut that would look similar to a single-family residential type access.

(CHAIRMAN GULINO CLOSED PUBLIC TESTIMONY.)

CHAIRMAN GULINO inquired about the building height and massing on Building A. Mr. Kusy replied 24 feet and 10,000 square feet.

Chairman Gulino encouraged the applicant to extend their outreach between now and the City Council hearing. Mr. Kusy replied that was their intent.

Chairman Gulino inquired if each of the pads would come through the public hearing process for DR approval. Mr. Kusy replied in the affirmative.

7-ZN-20022#3/2-HP-2004 (Hotel Valley Ho Historic Preservation Plan and Development Standard Amendment request by MSR Properties LLC, applicant/owner, to amend the development standards for building height for the tower only on a 8.86 +/- acre parcel located at 6850 E Main Street with Highway Commercial District, Historic Property, Downtown Overlay (C-3 HP DO) zoning.

(CHAIRMAN GULINO OPENED PUBLIC TESTIMONY.)

SAM WEST, 8160 E. Hayden Road No. 210, stated that he has been involved with the downtown for six or seven years and is not here to speak against the project. He requested that the seven feet of additional height be denied.

(CHAIRMAN GULINO CLOSED PUBLIC TESTIMONY.)

COMMISSIONER BARNETT MOVED TO FORWARD CASE 6-AB-2004, CASE 9-UP-2004 SUBJECT THAT IT MEETS THE USE PERMIT CRITERIA, CASE 105-ZN-1984#2 WITH THE AMENDED STIPULATIONS, CASE 7-ZN-2002#3/2-HP-2004 AS PRESENTED TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL. SECOND BY COMMISSIONER HEITEL.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

WRITTEN COMMUNICATION

There was no written communication.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission was adjourned at 5:20 p.m.

Respectfully Submitted,

"For the Record " Court Reporters